

A workshop meeting of the Bath Planning Board was held on Monday, May 4, 2026

MEMBERS PRESENT

Bob Oxtan, Chair
Robert Gersh
Andy Omo
Greg Johnson
George Sprague
Cal Stilphen
James Hopkinson, Vice Chair

DRAFT**MEMBERS ABSENT**

None

STAFF PRESENT

Jenn Curtis, Director of Planning
John Rutecki, Assistant City Planner
Marc Meyers, City Manager
Misty Parker, Director of Economic Development

Board Chair Bob Oxtan opened the meeting

Mr. Oxtan asked if Planning Board could stay longer than an hour if needed.

The Board said they could.

Mr. Oxtan opened it up to the city planner.

The planner identified the representatives of the Cannery Group there to play a supporting role and answer questions as needed, and then recognized the applicant, City Manager Marc Meyers.

City Manager Marc Meyers made a statement about the process and the need to get zoning regulations in place to support the development of the site.

Ms. Curtis read through updated elements of her memo to the Planning Board.

Mr. Stilphen stated that the memo addressed his thoughts and that he wanted to see the site developed.

Mr. Gersh asked about the reason why the height was lowered to 64' (what the significance of the 64' is?)

Ms. Curtis explained 64' proposal was proposed as an attempt to compromise with concerns from the neighbors about the impact of too-tall buildings on site. 64' would support boat storage or multi-story housing with parking underneath and a pitched roof.

She drew the board's attention to a diagram showing that it would create a building height difference of approximately 44' above Bowery, due to the topographical changes on site. That is consistent with the 45' building height allowed on the opposite side of Bowery St, in the R1 district.

The Board discussed whether/how the proposal is consistent with the comprehensive plan.

The Board requested a copy of the original zoning, from last year.

Mr. Omo agrees with the need to add allowed uses. Motorcycle race tracks and horse stables are among the uses he is concerned about. Meeting venue over 200 people. Other uses – restaurant, mixed use and office uses. The Board decided to go down through the newly allowed uses one by one to consider them.

Single family dwellings / two family /mobile home – no concerns
Board reached consensus that zoning should allow cluster developments with site plan review.

Home occupations –
The Board reached consensus to propose that Home Occupations-A, which is less impactful should be approved by CEO and Home Occupations-B, which are more impactful, should be approved by Planning Board.

Accessory dwelling requirements will meet state law

Offices and clerical – no concerns

Manufacturing – no concerns

Aquaculture – no concerns

Schools – no concerns

Assembly/meeting – no concerns
(with more than 200)

Recreation/Amusement – no concerns due to site plan review requirements.

The Board reached consensus that automobile or motorcycle racetracks should be proposed to change to not allowed.

Restaurants – no concerns

Hotel/Motel – no concerns

Rooming house – no concerns

Bed and Breakfast – no concerns

Open Air Markets – no concerns

Craft and flea markets – no concerns

Open air markets– no concerns

Art Studio

Mr. Omo doesn't see the space and bulk standards as necessary.

Mr. Stilphen stated that flexibility is needed to allow for creativity.

The wastewater treatment plant was discussed. The City Manager spoke about the concern and said the city is taking steps to mitigate noise and environmental effects and explained that it didn't make sense to require residents and the public to enter the site through a commercial marina.

The Chair opened the meeting to the neighbors. A neighbor spoke in concern of the height allowed.

Mr. Oxton said he would make sure the Board talks about it.

A neighbor on Drummond Point spoke that they were concerned about the height, smells, traffic, light pollution, and there are other things that are more compatible with the people already living there.

Jed Wright doesn't live nearby but is interested in what is going on. He thinks it shouldn't be large.

A neighbor from Sommerset Place is surprised that 64' was stated as a compromise. Doesn't feel like resident concerns were taken into effect. Concerns about character.

Washington St neighbor – the buildings could be 44 feet height and they haven't seen anything like that.

A neighbor expressed that truck and boat traffic on Bowery is concerning already and nobody will want a condo.

A neighbor was concerned about traffic on Bowery and was concerned about the effect of traffic on Washington St. Buildings that rise several stories above Bowery street would alter the character and vista.

Cummings Street neighbor has substantial road frontage with Bowery Street – takes issue that they weren't consulted on height issues until April 30th.

Meeting adjourned at 2:01pm.

Notes prepared by City Planning Staff

